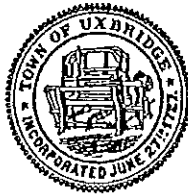


TOWN OF UXBRIDGE  
ZONING BOARD OF APPEALS  
Mark Wickstrom, Chair  
Stephen O'Connell, Vice Chair  
Bruce Desilets, Member  
Joseph Alves, Alternate Member  
Thomas Bentley, Alternate Member  
Joseph Frisk, Alternate Member



JAN 12 '15 PM 3:14  
received by  
Uxbridge  
Town Clerk

Uxbridge Town Hall  
21 South Main Street, Room 203  
Uxbridge, MA 01569  
508-278-8600 x2013 p  
508-278-0709 f

## DECISION

### **SPECIAL PERMIT GRANTED** **Petition File No: FY15-11**

**Owner:** Uxbridge Industrial Drive Trust, Scott Rossiter, Trustee  
**Applicant:** H&M Bay, Inc.  
**Address:** 16 Industrial Drive, Uxbridge, MA 01569  
**Title Reference:** Worcester District Registry of Deeds Book 20680, Page 1.

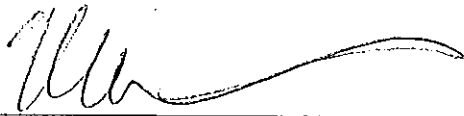
The Applicant on behalf of the Owner is requesting a Special Permit to construct and use a parking area as shown on a plan submitted to be used by trailer trucks as they wait to be loaded & unloaded at the Applicant's existing facility across River Road; the parking of wheeled equipment falls under the "Contractor's Yard" definition in the Town of Uxbridge bylaws and a special permit is required in the Industrial Zone. The property is located at **16 Industrial Drive, Uxbridge, MA**, as shown on the Town of Uxbridge Assessor's Map 45, Parcel 522,

**MEMBERS PRESENT/ VOTING:** Chair Mark Wickstrom, Joseph Alves, and Thomas Bentley.

#### **PRESENTATION / DELIBERATIONS:**

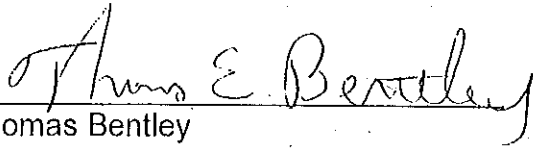
At a public hearing held January 7, 2015 which was duly noticed, the Board considered the Application and materials that were submitted, which included the Abutters List Report and a plan of land drawn by Andrews Survey and Engineering showing the proposed parking area. The Board also considered the testimony of the Applicant's representative, Byron Andrews. No abutters were present. The testimony included information that the premises had adequate land for the parking as proposed, that the parking alleviated a problem with parking on the public way, and that the premises met the special permit criteria set forth in Uxbridge Zoning Bylaws section 400-50, which were discussed in detail.

Mr. Bentley made a **MOTION** that the Board **APPROVE** the Special Permit to allow a Contractor's Yard for the parking of trucks as shown on the plan, and that the Special Permit Criteria under Section 400-50 of the Zoning Bylaws have been met, namely that 1) the social, economic and community needs are met by the expansion of a current business, 2) that traffic and safety will be improved, 3) that utilities and public services are not impacted, 4) that the use fits with the industrial nature of the neighborhood, 5) that there is no impact on the natural environment, and 6) the fiscal impact will be positive. The motion was seconded by Mr. Alves and carried (3-0).



Mark Wickstrom, Chair

Joseph Alves



Thomas Bentley

**NOTICE:** Appeals, if any, from this decision shall be made pursuant to M.G.L. Chapter 40 A, Section 17 and filed within 20 days after the date of the filing in the Office of the Town Clerk.

I hereby certify that twenty (20) days has elapsed from the file date and no appeal has been filed in this office.

A true copy: ATTEST

Town Clerk, Kelly Dumas or  
Assistant Town Clerk

Town Seal

**\*\*THE APPLICANT IS REMINDED OF THEIR RESPONSIBILITY TO RECORD THIS  
DECISION AT THE REGISTRY OF DEEDS PER THE CERTIFICATE OF GRANTING.  
NO PERMITS SHALL ISSUE UNTIL THE SPECIAL PERMIT IS RECORDED\***